

2024 SAIKIN MARKET REPORT TEAM

JERSEY CITY HEIGHTS



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+2.8%	+4.3%
2 Bed 1 Bath Condo	+13.5%	+6.5%
2 Bed 2 Bath Condo	+2.4%	+4.9%
3+ Bed Condo	+8.7%	+7.4%
Single-Family Homes	+16.9%	+15.4%
Multi-Family Homes	+3.3%	+4.0%

MARKET SHARE

CASH VS. MORTGAGE

15% • CASH

85% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

16% • < \$500,000

31% • \$500k - \$799k

36% • \$800k - \$999k

15% • \$1M - \$1.5M

2% • > \$1,500,000



1 BED | 1 BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$313,762	\$322,562	+2.8%
MEDIAN PRICE	\$280,000	\$292,000	+4.3%
TOTAL LISTED	41	33	-19.5%
TOTAL CONTRACTS	35	25	-28.6%
TOTAL SOLD	34	24	-29.4%

MARKET SHARE

CASH VS. MORTGAGE

38% • CASH

63% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

96% • < \$500,000

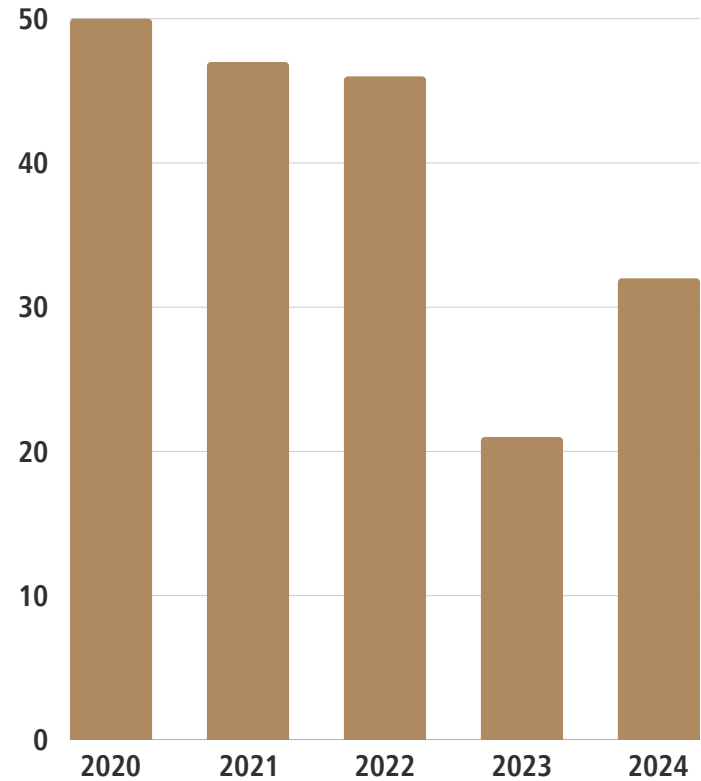
4% • \$500k - \$799k

0% • \$800k - \$999k

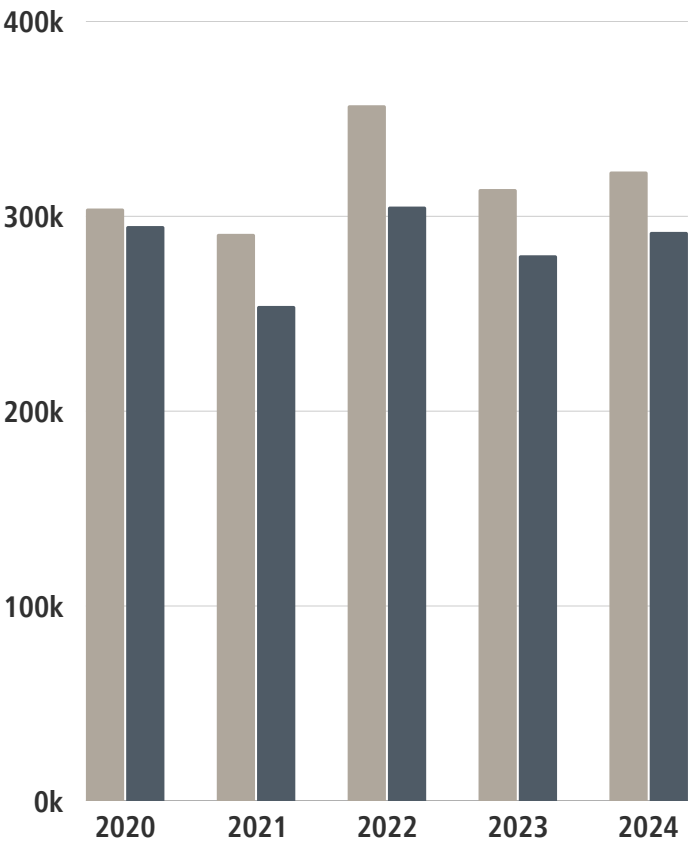
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
32



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 1 BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$385,393	\$437,528	+13.5%
MEDIAN PRICE	\$385,000	\$410,000	+6.5%
TOTAL LISTED	44	47	+6.8%
TOTAL CONTRACTS	36	34	-5.6%
TOTAL SOLD	33	35	+6.1%

MARKET SHARE

CASH VS. MORTGAGE

6% CASH

94% MORTGAGE

MARKET SHARE

BY SOLD PRICE

77% < \$500,000

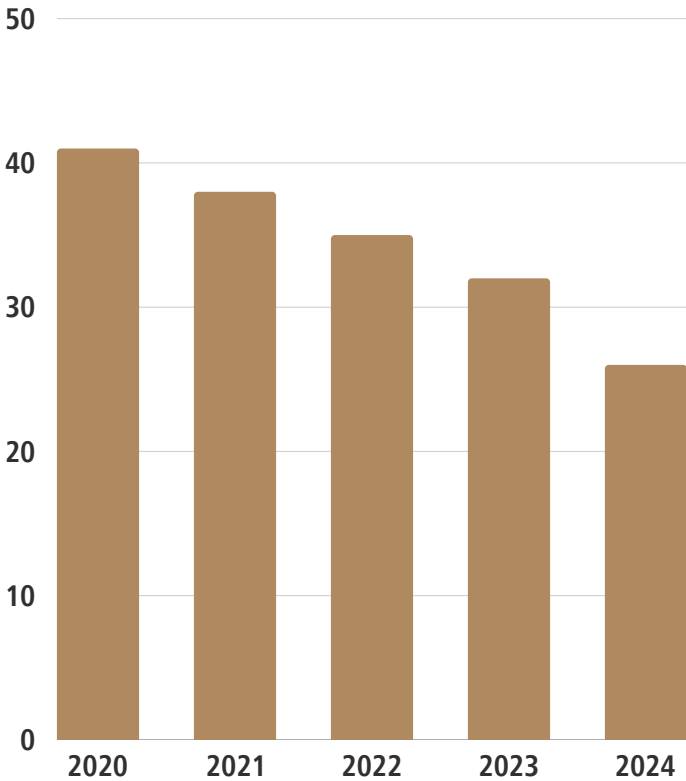
17% \$500k - \$799k

6% \$800k - \$999k

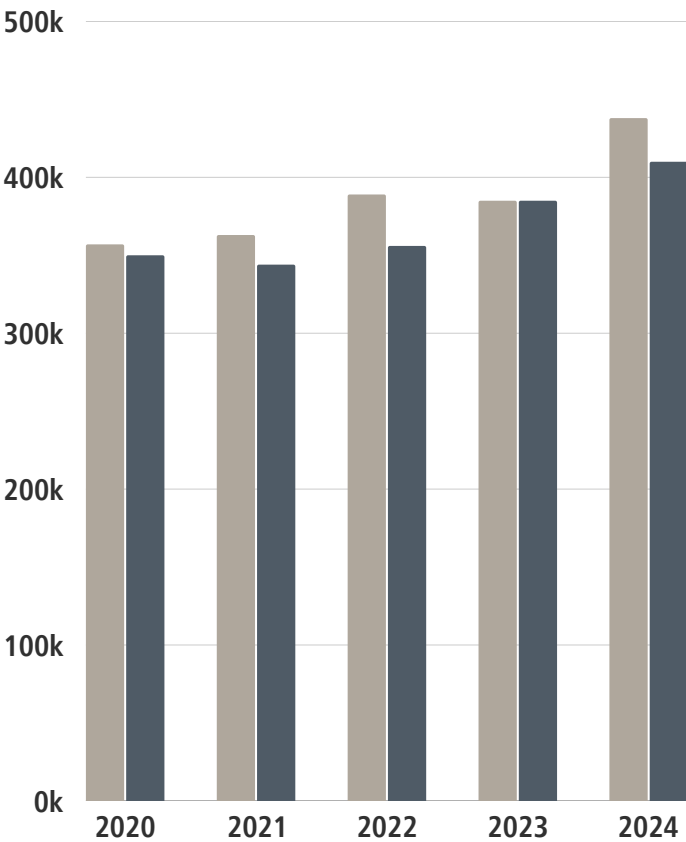
0% \$1M - \$1.5M

0% > \$1,500,000

AVERAGE
DAYS ON MARKET
26



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 2 BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$602,402	\$616,717	+2.4%
MEDIAN PRICE	\$586,250	\$615,000	+4.9%
TOTAL LISTED	83	75	-9.6%
TOTAL CONTRACTS	66	57	-13.6%
TOTAL SOLD	74	57	-23.0%

MARKET SHARE

CASH VS. MORTGAGE

7% • CASH

93% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

21% • < \$500,000

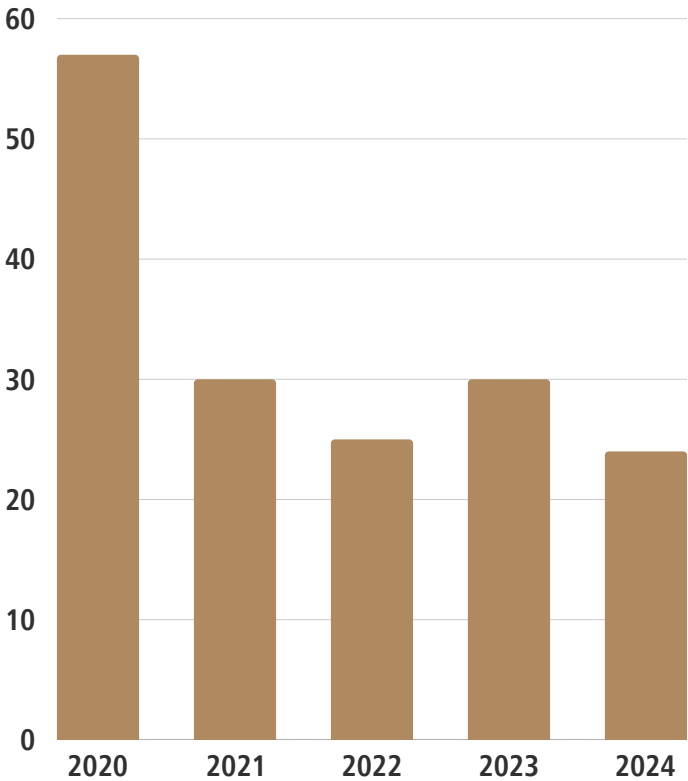
70% • \$500k - \$799k

9% • \$800k - \$999k

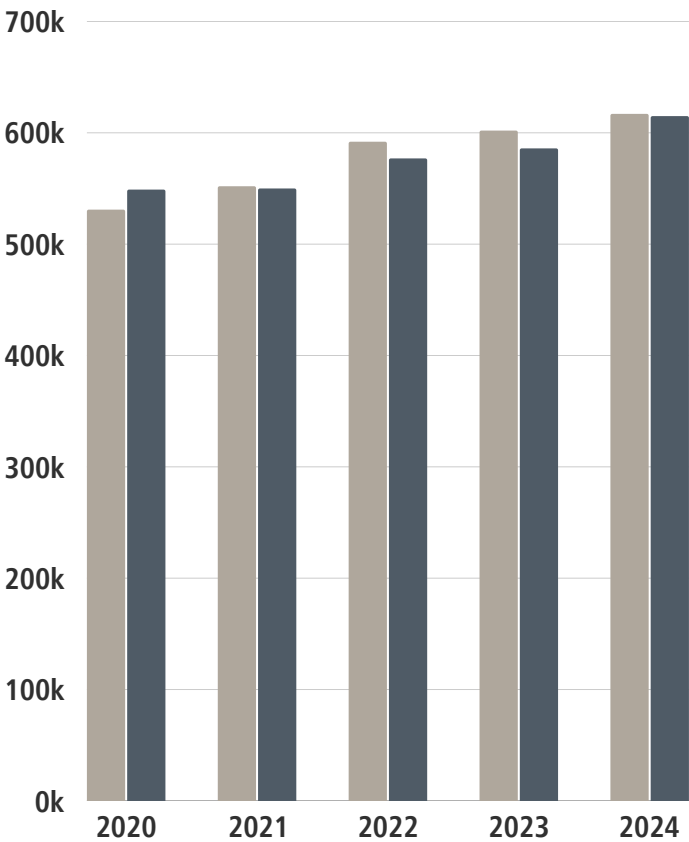
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
24



AVERAGE & MEDIAN
SOLD PRICE



3+ BED | 2+ BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$820,436	\$891,869	+8.7%
MEDIAN PRICE	\$815,000	\$875,000	+7.4%
TOTAL LISTED	201	216	+7.5%
TOTAL CONTRACTS	143	148	+3.5%
TOTAL SOLD	154	139	-9.7%

MARKET SHARE

CASH VS. MORTGAGE

7% • CASH

93% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

1% • < \$500,000

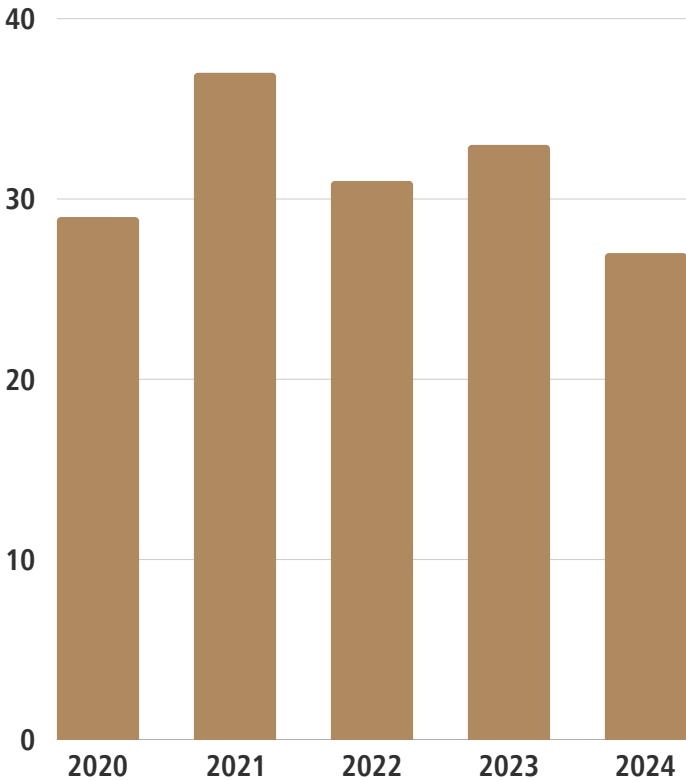
27% • \$500k - \$799k

54% • \$800k - \$999k

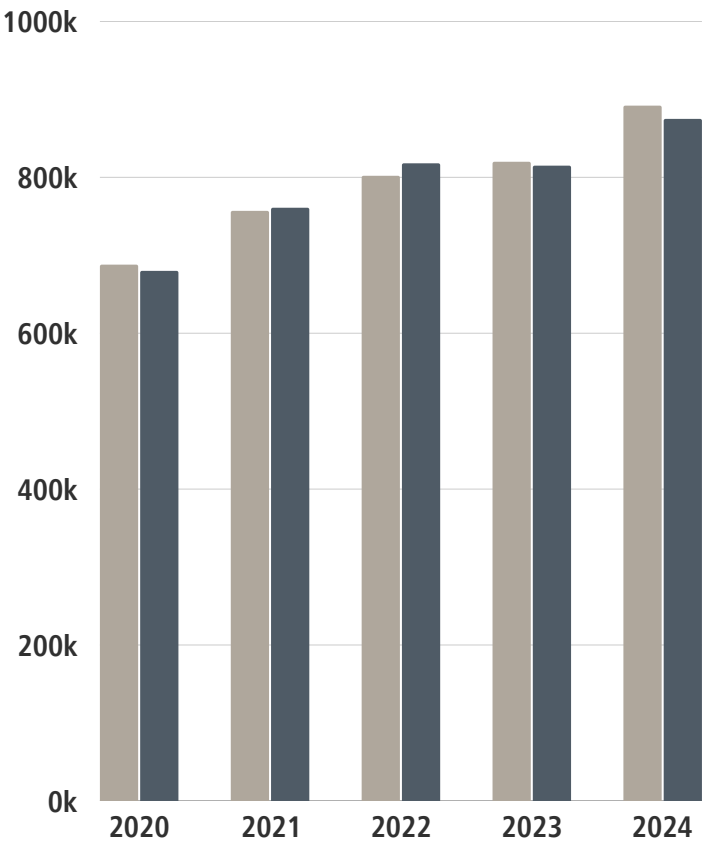
17% • \$1M - \$1.5M

1% • > \$1,500,000

AVERAGE
DAYS ON MARKET
27



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOMES

	2023	2024	CHANGE
AVERAGE PRICE	\$820,365	\$958,777	+16.9%
MEDIAN PRICE	\$770,666	\$889,000	+15.4%
TOTAL LISTED	40	60	+50.0%
TOTAL CONTRACTS	34	41	+20.6%
TOTAL SOLD	26	35	+34.6%

MARKET SHARE

CASH VS. MORTGAGE

18% ● CASH

82% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

3% ● < \$500,000

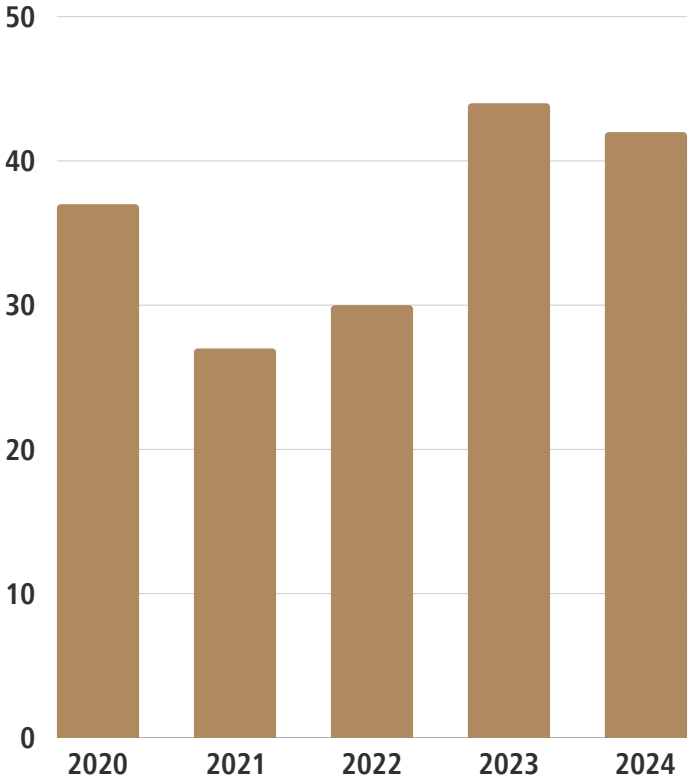
28% ● \$500k - \$799k

40% ● \$800k - \$999k

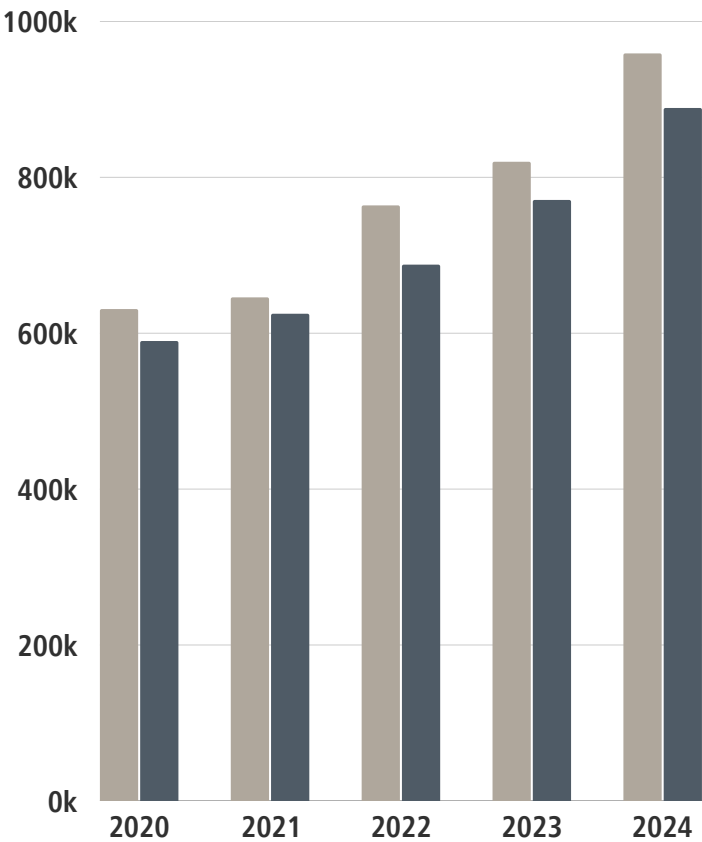
23% ● \$1M - \$1.5M

6% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
42



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOMES

	2023	2024	CHANGE
AVERAGE PRICE	\$933,749	\$964,629	+3.3%
MEDIAN PRICE	\$872,500	\$907,500	+4.0%
TOTAL LISTED	174	195	+12.1%
TOTAL CONTRACTS	123	117	-4.9%
TOTAL SOLD	100	114	+14.0%

MARKET SHARE

CASH VS. MORTGAGE

26% ● CASH

74% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

1% ● < \$500,000

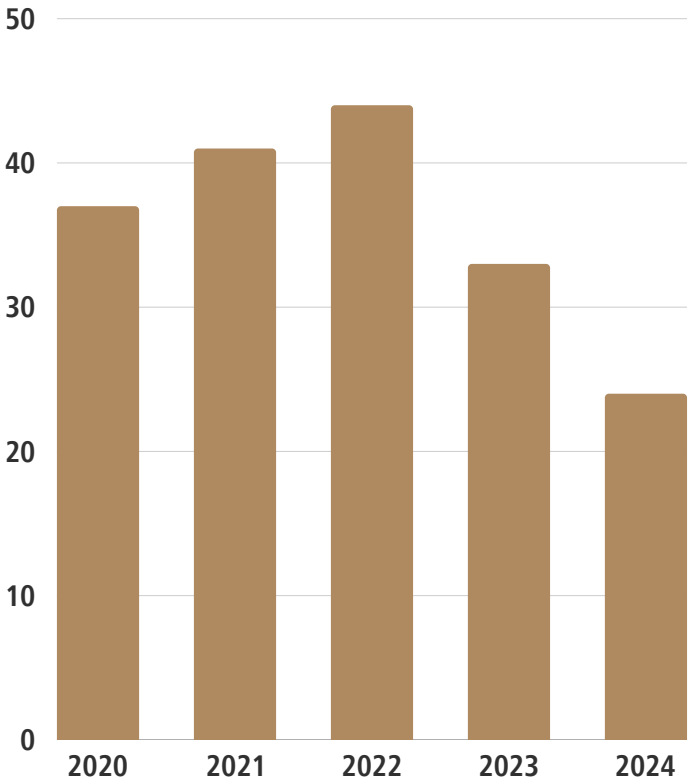
25% ● \$500k - \$799k

45% ● \$800k - \$999k

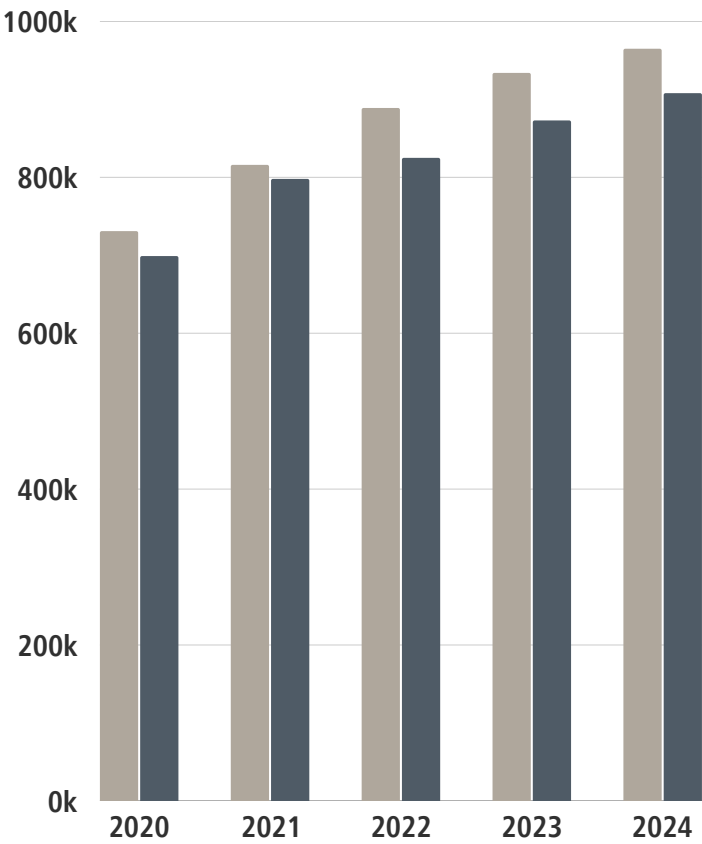
25% ● \$1M - \$1.5M

4% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
24



AVERAGE & MEDIAN
SOLD PRICE



METHODOLOGY

ZIP CODES COVERED:
07306 & 07307

Data in this report is derived directly from the Hudson County MLS. Sales that occurred in any given Quarter may have accepted an offer in a previous Quarter. Sold data is a lagging indicator but provides an overview of market progression. New listings provide a current view of the market, but the price data cannot be considered until the property is sold. Quarterly data may not reflect drastic changes. Any major market shifts, especially those that occur in the second half of the Quarter, would be reflected in the following Quarter. All data is subject to the inventory available within a given Quarter and may not always be an accurate representation of the short-term trend. Criteria such as Single-Family Homes typically have few Quarterly sales, which will skew the data. Every property is unique and requires a specialized market analysis to identify fair value and trends.